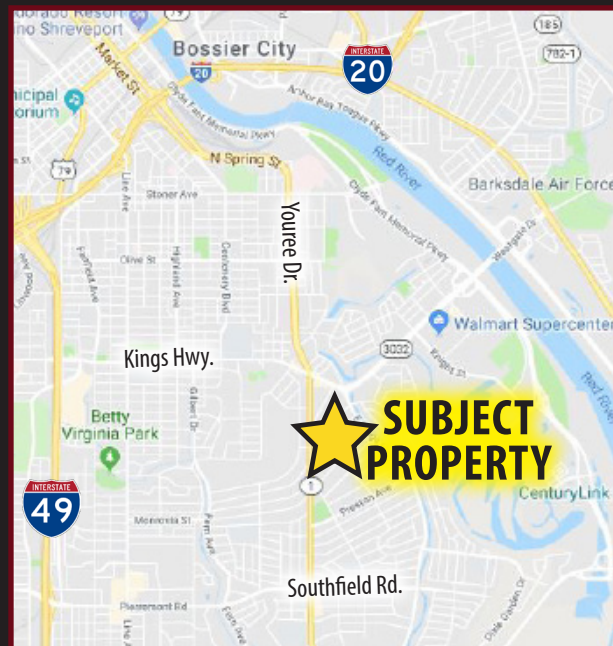




MEDICAL /OFFICE BUILDING FOR LEASE

3775 YOREE DRIVE, SHREVEPORT, LA 71105

- 5,035 SF available
- 9 examination rooms
- Centralized lab area
- X-ray room
- Large waiting room
- Great medical office location
- Easy access with ample parking
- Signage available
- 33,000+ cars pass daily on Youree Drive
- \$7,000 per month modified gross (\$16.68/psf)



For more information, contact:

Brad Armstrong, Associate Broker | 318.222.2244

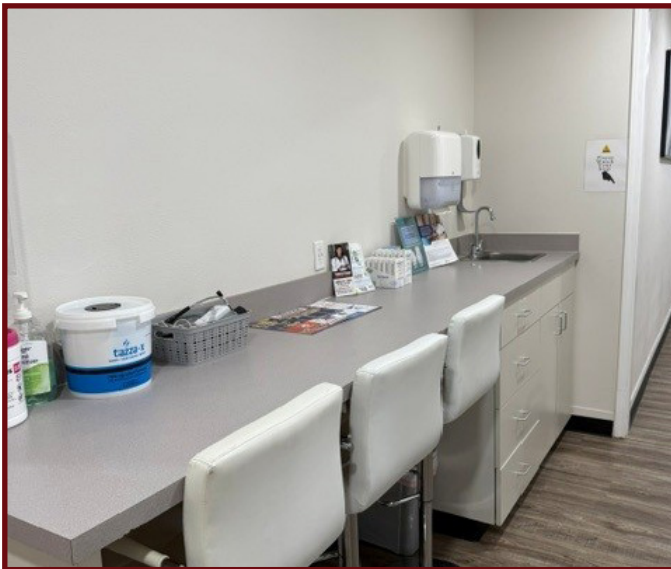
barmstrong@vintagerealty.com | vintagerealty.com

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2026 DEMOGRAPHICS			
Radius	Number of Households	Avg HH Income	Population
1 mile	4,506	\$98,372	9,548
3 mile	26,999	\$91,411	58,207
5 mile	63,666	\$77,062	142,743



For More Information Contact:

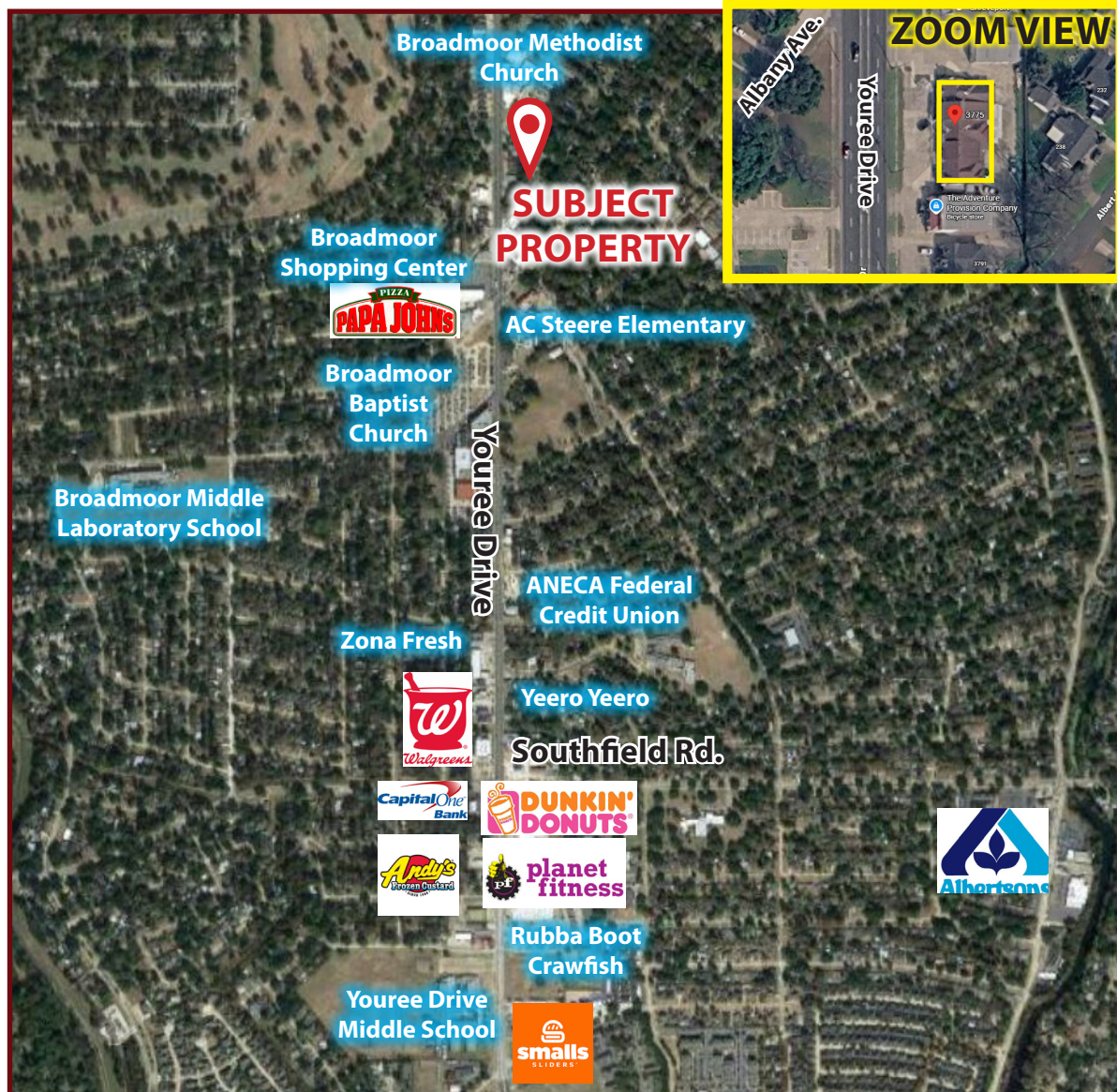
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